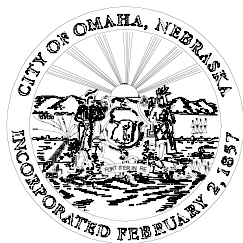


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## Reconnaissance Survey of Portions of South Omaha Nebraska Historic Buildings Survey

Prepared for:

City of Omaha and  
Nebraska State Historical Society



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May 2008

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The Nebraska Historic Buildings Survey (NeHBS) projects are administered by the Nebraska State Historic Preservation Office of the Nebraska State Historical Society. The NeHBS is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. However, the contents and opinions expressed in this publication do not necessarily reflect the views or policies of the U.S. Department of the Interior. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Director, Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

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Historic photographs within the report are used courtesy of the Douglas County Historical Society. Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, vol. 2, Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2008 survey photographs taken by Mead & Hunt, Inc. Cover images are from Baist's 1910 Real Estate Atlas, courtesy of the Douglas County Historical Society.

The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHBS) of a portion of the former community of South Omaha. Mead & Hunt completed the survey and prepared this report between January and May 2008.

The survey area contains approximately 1,274 properties. The survey area for this project is bounded by the Missouri River on the east; Q Street on the north; Union Pacific Railroad right-of-way on the west; and Harrison Street (the Douglas county line) on the south (see Figure 1. Map of Survey Area shown in Chapter 2). The survey area is the south half of the former city of South Omaha, which was annexed by the city of Omaha in 1915.

The survey area generally consists of late nineteenth and early twentieth century residential, commercial, industrial, and institutional resources. Currently, there are no individual properties listed in the National Register of Historic Places (National Register), and no individual properties are designated as Omaha Landmarks at this time.

Mead & Hunt conducted a reconnaissance-level survey in accordance with the Secretary of the Interior's *Standards for Archaeology and Historic Preservation* and *Standards for Identification and Evaluation* and the NeHBS survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. The reconnaissance-level survey identified seven individual properties as candidates for National Register or Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt's recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: James Krance of the City of Omaha Planning Department; Gary Rosenberg of the Douglas County Historical Society; and Jill Dolberg, Stacy Stupka-Burda, and Bob Puschendorf of the Nebraska State Historic Preservation Office.



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# Chapter 1

## Historic Overview of Survey Area

### Introduction

The survey area is bounded generally by Q Street on the north, Harrison Street on the south, the railroad tracks that parallel the Missouri River on the east, and the railroad corridor and Kennedy Freeway (US 75) on the west. See Chapter 2 for a map showing the survey area boundaries. The survey area is the south half of the former city of South Omaha, which was annexed by the City of Omaha in 1915.

This narrative provides a brief overview of the historic development of the survey area and important themes associated with its commercial, educational, religious, and residential development. The bibliography following Chapter 4 includes a list of sources for further reading on the history of South Omaha and the important themes identified within the survey area.

When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 2).

### Early Development of Omaha

Nebraska officially became a territory in the year 1954. Three years later, in 1857, the city of Omaha was incorporated. Active promotion by early settlers and business interests resulted in the city serving as the territorial capital for thirteen years. When

#### Nebraska Historic Buildings Survey Site Numbers

Each surveyed property in the Nebraska Historic Buildings Survey (NeHBS) is assigned a site number. Site numbers begin with an abbreviation of the county—DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county—09 is the two-digit number for the City of Omaha. This number is then followed by a four-digit city plat map number, and a three-digit number that refers to the specific resource mapped on each city plat map (i.e., DO09:0098-012). When a surveyed property is mentioned, its NeHBS site number follows its reference.

Nebraska gained statehood in 1867, the capital was moved to Lincoln.

Omaha's location on the Missouri River's west bank initially established it as a regional center of trade in the nation's westward movement. Outfitters for those heading west received merchandise by steamboat and supplied goods to settlers, miners, and traders. Omaha emerged as a transcontinental communications and transportation center in the 1860s, after the Western Union Telegraph Company strung telegraph wires from Omaha west, eventually

## Chapter 1. Historic Overview of Survey Area

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linking the Pacific and Atlantic coasts, and the Omaha-based Union Pacific Railroad joined with the Central Pacific Railroad to create the first transcontinental rail line. Its key position along these transcontinental systems identified Omaha as the nation's "Gate City" to California and the West. Prospering from these developments, Omaha's population quadrupled from 4,000 in 1860 to over 16,000 in 1870, and it became Nebraska's largest city.<sup>1</sup>

### Establishment of South Omaha

The City of South Omaha grew out of nineteenth-century efforts to create a livestock center in the Omaha vicinity. Omaha industrialists had the capital necessary to invest in livestock industries and viewed Omaha as a potential link between the ranching region of the northern plains and meatpacking plants in Chicago, Illinois. Omaha also had access to cheap and plentiful feed grain supplies and rail transportation for shipping livestock.<sup>2</sup> Efforts to open an Omaha livestock market culminated in the 1883 incorporation of the Union Stockyards Company, located near the original transcontinental Union Pacific line in the area soon to become the City of South Omaha. Cattle were assembled at the stockyards and sent 400 miles by train to Chicago.

Transporting livestock this distance proved expensive. For Omaha to make the most of its livestock industry, meatpacking plants had to be located near stockyards so investors could benefit from both industries. Shipping fresh meat long distances was not practical until the introduction of the refrigerated railroad boxcar in the late 1800s. Refrigerated rail cars enabled workers to slaughter cattle in Omaha packing houses and then safely ship the meat directly to eastern markets. The combined industries attracted jobs and investments away from Chicago to Omaha. Omaha benefited from the stockyards and packinghouses located side by side, with Omaha-based railroads bringing in livestock and shipping out meat products.

Omaha's industrialists used a new model of the "industrial suburb," pioneered in Chicago after 1870, to plan and locate their livestock and meatpacking facilities. A key feature of the "industrial suburb" was the placement of large enterprises out of the central city in expansive tracts of land. This kind of plan enabled future growth and easy access to railroad transportation networks.<sup>3</sup> The trans-

### Railroad Transportation in South Omaha

Railroads played a major role in the development of South Omaha. Major railroad corridors are located along the Missouri River and the Kennedy Expressway. These railroad lines include the Burlington Northern Santa Fe Railway (BNSF) and Union Pacific Railroad. The BNSF was originally the Burlington and Missouri River Railroad, which later became the Chicago, Burlington and Quincy Railroad. The Union Pacific Railroad was based in the City of Omaha and was one of two railroads that joined to create the first transcontinental railroad in the United States. The Union Pacific line ran directly through South Omaha and was an integral part of the railroad hub that became Omaha. The railroads gave impetus to the stockyards, meatpacking, and shipping industries that defined South Omaha through most of its history. Industrial growth and residential development continued hand-in-hand with the rise of the railroad as immigrants settled in South Omaha to work in the stock industries.

("Early Omaha: Gateway to the West," Omaha Public Library, <http://www.omahapubliclibrary.org/earlyomaha/collections.html>).

formation of farmland into an industrial suburb was anticipated and directed by a land syndicate comprised of investors in the stockyards. Realizing that the stockyards and packinghouses would attract a large labor force, the syndicate platted a 389-acre town in addition to a 1,800-acre industrial parcel. The town plat was filed in July 1884 as South Omaha.<sup>4</sup> South Omaha was specifically designed to support Omaha's livestock and meatpacking industries and house the labor necessary to run those industries.

### Immigration and Growth

Omaha's thriving livestock industry required a large labor force and attracted many immigrant workers in the late 1800s.<sup>5</sup> By 1880 a third of greater Omaha's total population was foreign-born. In 1900 a quarter of the population was foreign-born and approximately half were only first-generation Americans. Between 1900 and 1930, Omaha's percentage of foreign-born residents was greater than the national average, and much larger than other cities in the Missouri River Valley.<sup>6</sup>

Although the overall numbers of immigrants remained high from 1880 to 1940, the countries of origin changed from northern Europe to eastern and southern Europe. Before 1910, immigrants

came largely from Germany, Ireland, Scandinavia, and England. After 1910, more immigrants came from Italy, Poland, Bohemia (Austria-Hungary), and Russia. A small African-American residential area near the stockyards added to the area's diversity, as did the beginnings of the Hispanic community in South Omaha.

### Street Railways and Urban Development

By 1886 a Union Pacific commuter railroad linked downtown Omaha and South Omaha.<sup>7</sup> However, the streetcar proved to be more important than the Union Pacific line to the growth and expansion of South Omaha. South Omaha's street railways began with horse-drawn trolley and cable-car systems, and later expanded to electric streetcars. The street railway networks connected downtown Omaha with neighborhoods and South Omaha, fostering the growth of residential areas that became known as "streetcar suburbs." With the new street railway lines, city residents were no longer limited by the need to live within walking distance of work.<sup>8</sup> South Omaha was served by the 24<sup>th</sup> Street Line, the Vinton Street Line, and the 16<sup>th</sup> Street Line. Residents within the survey area were served by the 24<sup>th</sup> Street Line. At the intersection of Q Street and 24<sup>th</sup> Street, residents could travel to jobs in the stockyards, South Omaha's downtown area, or downtown Omaha. The 24<sup>th</sup> Street Line eventually continued even further south onto Railroad Avenue to the southernmost portions of South Omaha.

Streetcar suburbs developed for a number of reasons. Rails were permanently embedded in the streets and streetcar routes rarely changed. The streetcar traffic's predictability allowed developers, residents, and businesses to count on its continued existence. Streetcars made many regular stops along the rail line spaced at short intervals, a pattern noticed by developers who located their housing projects within a five- or 10-minute walk of the streetcar line. Neighborhood-oriented commercial facilities, such as grocery stores, bakeries, and drugstores, clustered at the intersections of streetcar lines or along the more heavily traveled routes. In 1902 the existing street railways in Omaha and South Omaha were consolidated into a single company, the Omaha & Council Bluffs Street Railway (O&CBSR).<sup>9</sup> Street railways continued to serve both cities and expanded their routes throughout Omaha and South Omaha.

The survey area is primarily residential, with isolated commercial areas on portions of South 20<sup>th</sup> Street, South 24<sup>th</sup> Street, and Railroad Avenue. The commercial areas were located along the former streetcar lines, and included small corner stores and service stations. The main commercial center of South Omaha is located north of the survey area on South 24<sup>th</sup> Street between M and O Streets.

Early housing in South Omaha included small cottages constructed to house laborers that worked in the livestock and meatpacking industries, including immigrants. Worker cottages were often clustered and consisted of narrow, one-story, frame, front gable structures with interior chimneys. Examples of worker cottages remain scattered throughout the survey area along South 18<sup>th</sup> Street (DO09:0094-009) and South 21<sup>st</sup> Street (DO09:0092-004).



*Early worker cottages in South Omaha, no date, courtesy of Library of Congress Photo Collection, 1840-2000*

Tightly-knit neighborhoods led to the establishment of churches and businesses that served the immigrant population. Catholic churches were predominant, as many of the immigrant groups that settled in South Omaha were Catholic. St. Agnes Catholic Church (DO09:0094-011) was built in 1889 at 2215 Q Street and the Church of the Assumption (DO09:0094-010) was built in 1950 at 5434 South 22<sup>nd</sup> Street. Other community buildings included schools associated with these churches, as well as an area of commercial activity on 20<sup>th</sup> Street and a bakery located at 2001 S Street (DO09:0094-008). Currently the survey area primarily serves the Hispanic community, and many of these buildings have been converted into ethnic grocery markets and service-oriented businesses.

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*St. Agnes Catholic Church at 2215 Q Street  
(DO09:0094-011)*

### Annexation

Industrial development and new transportation networks increasingly blurred the lines between Omaha and South Omaha. Despite continued growth in the livestock and meatpacking industries, the population of South Omaha stabilized between 1900 and 1910, since the large packing houses had established their levels of production and had little need for more workers. South Omaha was annexed to the City of Omaha in 1915. After annexation, the name “South Omaha” no longer defined a separate city but instead suggested an urban area that encompassed the earlier City of South Omaha as well as the southernmost portion of the original City of Omaha. The meatpacking and stockyards-based economy persisted and Omaha became the second largest livestock market in the United States. By 1920 the stockyards and packing plants employed over 13,000 people.<sup>10</sup> Immigration decreased in the 1920s following enactment of new federal restrictions, although half the population of Omaha was still comprised of immigrants and their children.<sup>11</sup>



*Frame worker's cottage at 5403 South 18<sup>th</sup> Street  
(DO09:0094-009)*

The majority of South Omaha residents continued to work in the stockyards and related industries. As more people moved to the area, homes were built in the current styles. Extant residences in the survey area from the early twentieth century include modest worker cottages, the foursquare, bungalows, and period revival styles. Residential development spread east and south of the downtown core of South Omaha along South 24<sup>th</sup> Street. Modest frame homes and more elaborate brick residences of varying architectural styles are intermixed throughout the survey area, reflecting the evolving demographics and socio-economic makeup of South Omaha in the early twentieth century.

### Mandan Park

Dr. Harold Giffin, Sr. saw the need for a riverfront drive and green space for South Omaha in the early 1900s. While the drive was not built, his effort resulted in the establishment of Mandan Park in the 1910s, as well as Mount Vernon Gardens in the 1920s. The park is named for the Mandan Native American tribe, which historically lived along the banks of the Missouri River. Mandan Park includes a winding road through the park as well as picnic and playground spaces. The park recently underwent redevelopment as part of the Lewis and Clark Riverfront Interpretive Trail Program. This included work to retain its wilderness feeling while encouraging family use. Mandan Park includes interpretive icon sculpture and wayside exhibits.

(“Gifford Park and Its Namesake,” Gifford Park Neighborhood Association, 2003, [http://www.giffordparkomaha.org/History\\_Namesake.html](http://www.giffordparkomaha.org/History_Namesake.html). “Lewis & Clark Riverfront Interpretive Trail,” Omaha By Design, 2004, [http://www.livelyomaha.org/whatsnew/lewis\\_clark\\_trail.htm](http://www.livelyomaha.org/whatsnew/lewis_clark_trail.htm).)



*Mandan Park Pavilion (DO09:0089-002)*



### Mount Vernon Gardens

Mount Vernon Gardens (DO09:0091-001) was conceived in 1927 as a tribute to George Washington. The park is a replica of the gardens of Mount Vernon, Washington's home in Virginia. George Hood designed the landscape after visiting the original gardens. Limited by the location at the bluffs overlooking the Missouri River, the gardens are half the size of Mount Vernon in Virginia. The gardens include a portico overlooking the Missouri River, which represents the original home's riverside porch overlooking the Potomac River. The landscape features include a bowling green, serpentine walkway, large flower gardens, parterres (maze-like hedges), and a replica of Washington's sundial. The gardens and portico underwent restoration in the 1990s.

(City of Omaha, Mount Vernon Gardens Interpretive Panel, Mount Vernon Gardens, Omaha, Nebraska, 1992. Fred Thomas, "Mount Vernon Gardens May Bloom Once More," Omaha World-Herald, Omaha, Nebraska, November 14, 1990.)



*Postcard image of Mount Vernon Gardens, no date (DO09:0091-001), courtesy of DCHS*



*Frame worker's cottage located at 5828 South 20<sup>th</sup> Street (DO09:0092-007)*

The mid-1920s brought increased use of motor vehicles and changes to city development patterns and the livestock industry. The first city bus company

began a limited service route in 1923, which provided competition for the well-established street railway system. In 1925 the O&CBSR also added buses to extend service beyond its rail lines. At the same time, the automobile began to gain popularity. By 1923 a number of streets in the survey area, from Q Street to W Street and South 24<sup>th</sup> Street to South 19<sup>th</sup> Street, as well as 13<sup>th</sup> Street, were paved with brick. South 22<sup>nd</sup> Street (DO09:0094-003) from Q Street to Railroad Avenue still retains its brick paving. Corner service stations and filling stations opened to serve the growing automobile population, such as the station at 6525 Railroad Avenue (DO09:0088-001). Trucks increasingly replaced the railroad as the livestock market's primary means of transport and signaled a trend that would later lead to the decentralization of the meatpacking industry.



*Brick paving on South 22<sup>nd</sup> Street between Q Street and Railroad Avenue (DO09:0094-003)*

### Postwar Development

Residential and commercial growth in South Omaha was limited during and after World War II. Buses replaced the streetcar as the preferred mode of public transportation.<sup>12</sup> The period was marked by labor strife, including violent union struggles with the streetcar company. Among Omaha's significant business developments at the time was the growth of the insurance industry, which produced major companies that built tall buildings in the downtown core but had little influence in South Omaha and the survey area.<sup>13</sup>

The ever-expanding use of trucks and automobiles significantly impacted the survey area. Blocks of houses and commercial buildings were demolished to make way for the construction of the Kennedy Freeway in the 1960s. While the construction of the freeway disrupted city street grids and traditional

## Chapter 1. Historic Overview of Survey Area

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neighborhoods, it also accelerated the postwar population movement from older neighborhoods in the central city to newly created suburbs.<sup>14</sup> This shift in population, demise of the street railways, and development of modern suburban shopping centers altered the neighborhood makeup of South Omaha. Community growth continued with the construction of schools associated with churches, such as the St. Agnes Elementary School, part of the St. Agnes Church complex (DO09:0094-011) and Assumption School (DO09:0092-001), both located in the survey area.

Omaha was the world's largest livestock market from 1955 to 1973. In 1957 the livestock industry employed half of Omaha's work force, but the high point did not last. Between 1967 and 1976, obsolete facilities, high labor costs, and a decentralized national livestock market led to the closure of all four major meatpackers in South Omaha.<sup>15</sup> Although the large, traditional meatpacking plants closed as the industry evolved nationally, meatpacking made a resurgence in the 1990s in the form of smaller, more mechanized, non-union plants.<sup>16</sup>

South Omaha continues to be a diverse and evolving community of ethnic groups. By the 1990s, a demographic shift had occurred in the surviving meatpacking industry, with a majority of workers hailing from Mexico and Central America. Spanish became the language of the floor of almost every packinghouse. As the Spanish-speaking population grew, Hispanic markets opened on South 24<sup>th</sup> Street and South 20<sup>th</sup> Street and an all-Spanish radio station began broadcasting.<sup>17</sup> This unique corner of Omaha now boasts a museum for Latino culture and has many thriving businesses that serve the Hispanic population.

### Notes

<sup>1</sup> Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha* (Boulder, Colo.: Pruett Publishing Company, 1982), 31.

<sup>2</sup> Lynn Bjorkman, "South Omaha Main Street Historic District," National Register Nomination Form, National Park Service, listed 14 February 1989, 8:0.

<sup>3</sup> Sam B. Warner, Jr., *Streetcar Suburbs, The Process of Growth in Boston, 1870-1900* (Cambridge, Mass.: Harvard University Press and the M.I.T. Press, 1962), 104-105.

<sup>4</sup> Bjorkman, "South Omaha Main Street Historic District," 8:2.

<sup>5</sup> Larsen and Cottrell, *The Gate City: A History of Omaha*, 220, 258-259, 307.

<sup>6</sup> Larsen and Cottrell, *The Gate City: A History of Omaha*, 158.

<sup>7</sup> Bjorkman, "South Omaha Main Street Historic District," 8:2.

<sup>8</sup> Linda F. McClelland, Ames, David L., and Pope, Sarah D., "Historic Residential Suburbs in the United States, 1830-1960," National Register Multiple Property Documentation Form, National Park Service, 2002, E:4-5.

<sup>9</sup> Richard Orr, *O&CB: Streetcars of Omaha and Council Bluffs* (Omaha: Richard Orr, 1996), 154.

<sup>10</sup> *Omaha Stockyards: A Century of Marketing, Commemorative Book, 1884-1984* (Omaha: N.p., 1984), 16.

<sup>11</sup> Larsen and Cottrell, *The Gate City: A History of Omaha*, 158.

<sup>12</sup> Dennis Thavenet, "A History of Omaha Public Transportation" (Master's Thesis, University of Nebraska at Omaha, 1960), 75-77.

<sup>13</sup> Larsen and Cottrell, *The Gate City: A History of Omaha*, 193-218.

<sup>14</sup> *Omaha Stockyards: A Century of Marketing, Commemorative Book, 1884-1984*, 9.

<sup>15</sup> Larsen and Cottrell, *The Gate City: A History of Omaha*, 250-251.

<sup>16</sup> David A. Lopez, *The Latino Experience in Omaha: A Visual Essay*, vol. 29, *Mellon Studies in Sociology* (Lewiston, N.Y.: Edwin Mellen Press, 2001), 39.

<sup>17</sup> Lopez, *The Latino Experience in Omaha: A Visual Essay*, 40; David Bacon, "Kill-Floor Rebellion," *The American Prospect* 13, no. 12 (1 July 2002): n.p.

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# Chapter 2

## Survey Methods and Results

### Introduction

This chapter describes the methods used to conduct the survey and the results of the survey. The city of Omaha retained Mead & Hunt to identify and document historic and architectural properties within the South Omaha survey area. Architectural historians from Mead & Hunt conducted a reconnaissance-level Nebraska Historic Buildings Survey (NeHBS) between January and March 2008. The survey builds upon previous survey efforts undertaken by the City of Omaha Certified Local Government (Omaha CLG). For more information on the NeHBS and the Omaha CLG, see Chapter 4.

### Survey Methods

#### Objectives

The purpose of the survey was to identify properties that appeared to retain sufficient historic integrity to meet NeHBS survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register of Historic Places (National Register) both individually and collectively as contributing properties within possible historic districts. The completion of a reconnaissance-level survey results in a description of the types of historic properties within the survey area and recommenda-

tions of properties that may qualify for local and/or National Register designation (see Chapter 3).

#### Survey Methodology

The purpose of a reconnaissance-level NeHBS is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHBS survey criteria are identified and documented with photographs and basic physical descriptions. Their geographic locations are plotted on city maps.

#### *Survey Area*

The survey area contains approximately 1,274 properties. Generally, the survey area is bounded by the Missouri River on the east; “Q” Street on the north; Union Pacific Railroad right-of-way on the west; and Harrison Street (the Douglas county line) on the south.

#### *Research*

Architectural historians investigated published information about the history, culture, and settlement of the survey area at the Nebraska State Historical Society Library/Archives and the Douglas County

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Historical Society. Additionally, staff of the Nebraska State Historic Preservation Office (NeSHPO), CLG staff, and architectural historians from Mead & Hunt participated in a public meeting in January 2008. One goal of this meeting was to encourage residents to share information about local history and properties associated with historic events or important persons.

### *Previously Documented Properties*

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. No properties designated as Omaha Landmarks or listed in the National Register were included in the survey area.

### *Evaluation*

Mead & Hunt conducted the field survey between January and March 2008. During the field survey, architectural historians drove accessible public streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHBS Manual* (January 9, 2008). Generally, the *NeHBS Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance — following NeHBS guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location — generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity — for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are less than 50 years in age; the loss of original features, such as porches and porch columns, or defining architectural details; and the installation of modern siding materials, such as aluminum and vinyl. Properties that display such physical changes were generally

excluded from the survey because they did not retain physical integrity.

Because single-family and multiple-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Commercial buildings were evaluated individually and as possible contributing properties of a historic district. In accordance with NeHBS guidelines, an altered first-floor storefront on a multi-story commercial building did not eliminate the building from the survey. The NeHBS acknowledges that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, and appeared to have architectural interest, it was generally included in the survey.

### *Documentation*

Architectural historians documented properties that met the survey criteria as outlined in the *NeHBS Manual* and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates derived during field survey from a database provided by the Omaha CLG. Photographic documentation included two black-and-white photographs and digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, black-and-white photograph contact prints and negatives, digital images, maps, a database, and research files.

### *Survey limitations and biases*

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.



### National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B – Association with the lives of persons significant in our past.
- Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's productive life.

- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

- Reconstructed buildings when built in a suitable environment.

- Commemorative properties with significant design, age, tradition, or symbolic value.

- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property's integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 4.

### Survey Results

#### Illustrated Discussion of Significant Historic Contexts

The survey identified 35 properties that met survey criteria (see Appendix A). Properties are related to six historic contexts developed by the NeSHPO and listed in the *NeHBS Manual*. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the major historic contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

##### *Commerce*

The historic context of commerce is concerned with the buying and selling of commodities that are

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transported from one place to another. Associated property types include stores that provide a variety of products or services. An example of the property type identified in the survey is the commercial building located at 6802 South 13<sup>th</sup> Street (DO09:0087-001).



*Commercial building located at 6802 South 13<sup>th</sup> Street  
(DO09:0087-001)*

### *Diversion*

The theme of diversion is related to those activities designed to relax and amuse people and includes recreational and entertainment properties. An example within the survey area is the shelter located within Mandan Park (DO09:0089-002).



*Shelter located within Mandan Park (DO09:0089-002)*

### *Education*

The education context relates to the processes of teaching and learning. The survey identified one school building, the Assumption School at 5602 South 22<sup>nd</sup> Street (DO09:0092-001).



*Assumption School at 5602 South 22<sup>nd</sup> Street  
(DO09:0092-001)*

### *Religion*

The context for religion relates to the institutionalized belief in, and practice of, faith. Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. Related property types identified include the St. Agnes Catholic Church Complex, located at 2215 Q Street (DO09:0094-011).



*Church of the Assumption Complex, located at 5434  
South 22nd Street (DO09:0094-010)*

### *Settlement*

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area. Single-family dwellings represent the largest pool of buildings evaluated and were documented if they appeared to be good examples of architectural styles or forms within the survey area and retained a high degree of integrity (for definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms). Below is a description of the residential architecture styles documented during the survey.

Craftsman and Craftsman-style bungalows were constructed throughout the United States between 1910 and 1940. Craftsman style homes commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. A good example of Craftsman architecture found within the survey area is the house located at 5627 South 20<sup>th</sup> Street (DO09:0092-005).

Craftsman-style bungalows were smaller, modest dwellings with simple horizontal lines, wide projecting roofs, one or two large porches, and plain woodwork. Large chimneys, dormers, and exposed brackets were also common. Examples of Craftsman-style bungalows found within the survey area include the house located at 5814 South 19<sup>th</sup> Street (DO09:0092-008) and the house located at 1321 Polk Street (DO09:0087-002).



*Craftsman-style house located at 5627 South 20<sup>th</sup> Street  
(DO09:0092-005)*



*Craftsman-style bungalow located at 5814 South 19<sup>th</sup>  
Street (DO09:0092-008)*



*Craftsman-style bungalow located at 1321 Polk Street  
(DO09:0087-002)*

Between 1900 and 1930, Foursquare houses were part of a larger movement toward simplified rectilinear domestic architecture. Distinguished primarily by its box-like massing and broad proportions, and often devoid of overt stylistic references, the prototypical Foursquare is two stories in height, with a hip roof, widely overhanging eaves, central dormers and a one story porch spanning the front facade. An example of the Foursquare within the survey area can be found at 5408 South 22<sup>nd</sup> Street (DO09:0094-006).



*Foursquare house found at 5408 South 22<sup>nd</sup> Street  
(DO09:0094-006)*

Period Revival styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the Period Revival movement. Period Revival styles found in the survey area include Colonial Revival and Tudor Revival. Colonial Revival buildings often feature a hip or gable roofline, a full-width porch supported by classical slender columns, multiple bays, accentuated front door, cornice returns, and multi-pane windows. Tudor Revival houses often feature half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Dating from the 1900s to 1930s, these houses typically display



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frame construction with stucco or brick veneer. An example of Colonial Revival architecture is located at 5420 South 13<sup>th</sup> Street (DO09:0093-001) and 1327 Polk Street (DO09:0087-003) is an example of the Tudor Revival style.



*Colonial Revival house located at 5420 South 13<sup>th</sup> Street  
(DO09:0093-001)*



*Tudor Revival house located at 1327 Polk Street  
(DO09:0087-003)*

Vernacular forms include properties not architect-designed. Local builders commonly constructed these buildings using locally available materials. Vernacular houses sometimes include features borrowed from high-style architecture that were popular during the early twentieth century. Many of the residential properties within the survey area exhibit vernacular forms. Examples usually are of wood-frame construction, with a symmetrical fenestration pattern, porches, and modest architectural detailing. Commonly displayed details include corner gable returns, clipped gables, side bay windows, and dormer windows. Vernacular style variations include the front and side gable roof forms. These houses are one-and-one-half or two stories and consist of front gable or side gable roof forms with narrow massing, often only one or two rooms wide. Good examples of front gable architec-

ture found within the survey area are located at 5609 South 21<sup>st</sup> Street (DO09:0092-004) and 5826 South 20<sup>th</sup> Street (DO09:0092-006). An example of side gable architecture can be found at 6315 South 15<sup>th</sup> Street (DO09:0089-006).



*Front gable house located at 5609 South 21<sup>st</sup> Street  
(DO09:0092-004)*



*Front gable house located at 5826 South 20<sup>th</sup> Street  
(DO09:0092-006)*



*Side gable house located at 6315 South 15<sup>th</sup> Street  
(DO09:0089-006)*

### *Transportation*

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types may include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation-related properties include the brick street located at South 22<sup>nd</sup> Street between Q Street and Railroad Avenue (DO09:0094-003) and the service station located at 6525 Railroad Avenue (DO09:0088-001).



*Brick paving located on South 22<sup>nd</sup> Street between Q Street and Railroad Avenue (DO09:0094-003)*



*Service station located at 6525 Railroad Avenue (DO09:0088-001)*

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**Table 1. Numerical Summary of Survey Results**

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Total number of historic properties within survey area	1,274
Total number of surveyed properties	35
Historic Context	Number of Properties
Commerce	2
Diversion	3
Education	1
Religion	2
Transportation	2
Settlement	25
<b>Total</b>	<b>35</b>

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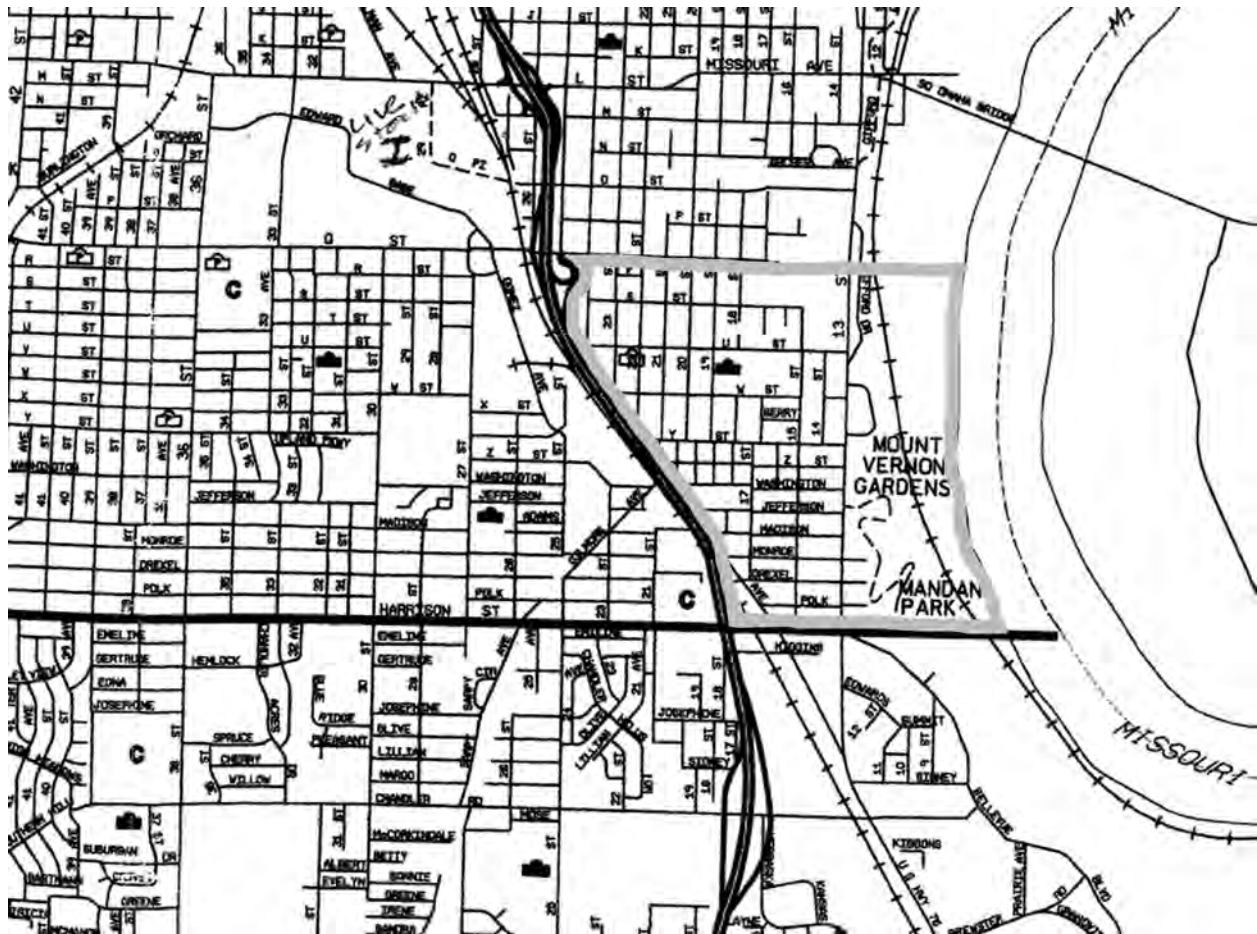


Figure 1. Map of Survey Area

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# Chapter 3

## Recommendations

### Introduction

One purpose of the reconnaissance-level Nebraska Historic Building Survey (NeHBS) of portions of South Omaha is to identify properties that may be eligible for listing in the National Register of Historic Places (National Register) or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in the city's Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

Currently there are no individual properties within the survey area listed in the National Register. Also, there are no individual properties designated as Omaha Landmarks. No locally designated or National Register-listed historic districts are located within the survey area.

### National Register and Omaha Landmark Recommendations

As a result of this survey, Mead & Hunt recommends seven individual properties as good candidates for designation as Omaha Landmarks or listing in the National Register. These properties are associated with significant historic themes within the survey area

and retain good integrity. Research efforts are limited during a reconnaissance-level survey. Therefore, properties are identified primarily on their architectural merit, method of construction, and historic integrity on portions of the property visible from the public right-of-way. As such, additional research is needed to determine if properties qualify for designation for their association with historic trends in Omaha or for their architecture or design merit. Some properties, such as religious properties, may also need to meet additional National Register considerations to be eligible for designation. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) and the Omaha Certified Local Government (Omaha CLG) are necessary before pursuing Omaha Landmark or National Register designation.

Properties recommended as candidates for designation as an Omaha Landmark or listing in the National Register are illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2.



## Chapter 3. Recommendations

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### Religion



*St. Agnes Catholic Church Complex at 2215 Q Street,  
DO09:0094-011*



*Assumption School at 5602 South 22<sup>nd</sup> Street,  
DO09:0092-001*

### Commercial



*St. Agnes Catholic Church Complex at 2215 Q Street,  
DO09:0094-011*



*Commercial building at 2001 S Street, DO09:0094-008*

### Diversion



*Church of the Assumption Complex at 5434 South 22<sup>nd</sup>  
Street, DO09:0094-010*



*Brown Park Pavilion at 5708 South 15<sup>th</sup> Street,  
DO09:0091-002*





*Mt. Vernon Memorial Gardens, DO09:0091-001*

### Settlement



*House located at 5420 South 13<sup>th</sup> Street, DO09:0093-001*



*House located at 5428 South 13<sup>th</sup> Street, DO09:0093-002*

### A Proactive Role of Preservation within the Survey Area

The neighborhoods within the survey area have a significant amount of historic preservation potential, whether in commercial, industrial, or residential

areas. Using locally sponsored preservation tools, the city and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.
- Organizing events to increase public education on preservation issues.
- Designating local landmarks and districts.
- Listing properties in the National Register.
- Promoting walking tours.
- Strengthening local historical societies, preservation-oriented groups, and museums.
- Continuing survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

•Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.

•Promoting the use of state and federal tax credits available for properties listed in the National Register. See Chapter 4 for additional information.

For more information on tax credits contact the National Park Service (NPS) or visit their brochure on the web at [www2.cr.nps.gov/tps/tax/brochure2.htm](http://www2.cr.nps.gov/tps/tax/brochure2.htm) or the NSHS web site at <http://www.nebraska-history.org/histpres/tax.htm>.

## Chapter 3. Recommendations

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- Establishing local design guidelines.

Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Each community can tailor a set of guidelines to a particular area to address issues for specific building types. Design guidelines should follow the *Secretary of the Interior's Standards for Rehabilitation*, prepared by the NPS.

For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).

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# Chapter 4

## Preservation in Nebraska

### Introduction

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Administering a federal tax incentives program for the preservation of historic buildings.

In addition to these duties, Nebraska has a state-sponsored financial incentive for preservation called the Valuation Incentive Program, which the NeSHPO administers.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

### Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 70,500 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without

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permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county, such as an historic highway or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, because the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the Survey Coordinator listed below.

### National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register of Historic Places (National Register). The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed in the National Register.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing of an historic district over a majority of property owners’ objections.
- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Help promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed below.

### Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the

National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG, a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program. The advantages of achieving CLG status include:
  - A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
  - Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
  - Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
  - CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
  - CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
  - Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park

Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

### Omaha Certified Local Government

The city of Omaha qualified as a CLG in 1985. The Planning Department's Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS).

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHBS maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

### Omaha Landmarks Heritage Preservation Commission

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation



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of a commission that has the ability to designate structures and districts of local significance; regulate work done on designated buildings; and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

### Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take

place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed below.

### Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please call the Preservation Tax Incentives Coordinator listed below.

### Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the *assessed valuation* of an historic property is frozen for eight years at the year rehabilitation is begun. The valuation then rises to its market level over a period of four years.

To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25% of the property's base-year assessed value.

- Be rehabilitated in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Buildings *must* be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits.

The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.
- Increasing the long-term tax base of a community.
- Helping stabilize older, historic neighborhoods and commercial areas.
- Encouraging the promotion, recognition, and designation of historic buildings.
- Allowing participation by local governments that enact approved historic preservation ordinances. For more information about VIP, please contact the NeSHPO at the contact numbers listed below.

### Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they

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used together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at [www.nebraskahistory.org](http://www.nebraskahistory.org).

### Organizational Contacts

#### City of Omaha Planning Department and Omaha CLG

James Krance, Preservation Administrator  
Telephone: (402) 444-5770  
E-mail: [jkrance@ci.omaha.ne.us](mailto:jkrance@ci.omaha.ne.us)

#### Nebraska State Historic Preservation Office

General information  
Telephone: (402) 471-4787  
E-mail: [hpnshs@nebraskahistory.org](mailto:hpnshs@nebraskahistory.org)

Michael J. Smith, Director  
Nebraska State Historical Society  
State Historic Preservation Officer  
Telephone: (402) 471-4745  
[nshs@nebraskahistory.org](mailto:nshs@nebraskahistory.org)

L. Robert Puschendorf, Associate Director  
Deputy State Historic Preservation Officer  
Telephone: (402) 471-4769  
E-mail: [bpuschendorf@nebraskahistory.org](mailto:bpuschendorf@nebraskahistory.org)

Teresa Fatemi, Staff Assistant  
Telephone: (402) 471-4768  
E-mail: [tfatemi@nebraskahistory.org](mailto:tfatemi@nebraskahistory.org)

#### Nebraska Historic Buildings Survey

Jill Dolberg, Survey Coordinator  
Telephone: (402) 471-4773  
E-mail: [jdolberg@nebraskahistory.org](mailto:jdolberg@nebraskahistory.org)

#### National Register of Historic Places

Stacy Stupka-Burda, National Register Coordinator  
Telephone: (402) 471-4770  
E-mail: [sstupka-burda@nebraskahistory.org](mailto:sstupka-burda@nebraskahistory.org)

#### Certified Local Governments

John Hitt, Program Assistant  
Telephone: (402) 471-3449  
E-mail: [jhitt@nebraskahistory.org](mailto:jhitt@nebraskahistory.org)

#### Preservation Tax Incentives and Valuation Incentive Program (VIP)

Grant Landreth, Project Coordinator  
Telephone: (402) 471-4788  
E-mail: [glandreth@nebraskahistory.org](mailto:glandreth@nebraskahistory.org)

#### Federal Agency Review (Section 106 Review)

Stacy Stupka-Burda  
Telephone: (402) 471-4770  
E-mail: [sstupka-burda@nebraskahistory.org](mailto:sstupka-burda@nebraskahistory.org)

#### Archaeology

Terry Steinacher, Archaeology Program Associate  
Telephone: (308) 665-2918  
E-mail: [tsteinach@bbc.net](mailto:tsteinach@bbc.net)

The personnel above, excluding Terry Steinacher, may also be reached by dialing 1-800-833-6747.

#### State of Nebraska Historic Preservation Board Members

Janet Jeffries-Beauvais – Crete  
Ken Bunger, President of NSHS Board of Trustees – Omaha  
Paul Demers – Lincoln  
Nancy Gillis – Bancroft  
George Haecker – Omaha  
Nancy Haney – Lyman  
Keri Hicks – Chadron  
Jim McKee – Lincoln  
Pat Phillips – Omaha  
Catherine Renschler – Hastings  
Marianne Simmons – Fremont  
Michael J. Smith, Director – Lincoln



## Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
1321 Polk St	House	DO09:0087-002	SETTLEMENT SYSTEMS
1327 Polk St.	House	DO09:0087-003	SETTLEMENT SYSTEMS
1410 Jefferson St.	House	DO09:0089-003	SETTLEMENT SYSTEMS
1517 Z St.	House	DO09:0089-004	SETTLEMENT SYSTEMS
1519 Y St.	House	DO09:0089-005	SETTLEMENT SYSTEMS
1614 Madison St.	House	DO09:0089-001	SETTLEMENT SYSTEMS
1806 Jefferson St.	House	DO09:0090-001	SETTLEMENT SYSTEMS
2001 S St.	Commercial Building	DO09:0094-008	COMMERCE
2215 Q St.	St. Agnes Catholic Church Complex	DO09:0094-011	RELIGION
5201 S. 22 St.	House	DO09:0094-002	SETTLEMENT SYSTEMS
5209 S. 20 St.	House	DO09:0094-007	SETTLEMENT SYSTEMS
5220 S. 23 St.	House	DO09:0094-001	SETTLEMENT SYSTEMS
5225 S. 22 St	House	DO09:0094-004	SETTLEMENT SYSTEMS
5403 S. 18 St.	House	DO09:0094-009	SETTLEMENT SYSTEMS
5405 S. 22 St.	House	DO09:0094-005	SETTLEMENT SYSTEMS
5408 S. 22 St.	House	DO09:0094-006	SETTLEMENT SYSTEMS
5420 S. 13 St.	House	DO09:0093-001	SETTLEMENT SYSTEMS
5428 S. 13 St.	House	DO09:0093-002	SETTLEMENT SYSTEMS
5434 S. 22 St.	Church of the Assumption Complex	DO09:0094-010	RELIGION
5520 S. 13 St.	House	DO09:0093-003	SETTLEMENT SYSTEMS
5602 S. 22 St.	Assumption School	DO09:0092-001	EDUCATION
5609 S. 21 St.	House	DO09:0092-004	SETTLEMENT SYSTEMS
5613 S. 22 St	House	DO09:0092-002	SETTLEMENT SYSTEMS
5621 S. 22 St	House	DO09:0092-003	SETTLEMENT SYSTEMS
5627 S. 20 St.	House	DO09:0092-005	SETTLEMENT SYSTEMS
5708 S. 15 St.	Brown Park Pavillion	DO09:0091-002	DIVERSION
5814 S. 19 St.	House	DO09:0092-008	SETTLEMENT SYSTEMS
5826 S. 20 St	House	DO09:0092-006	SETTLEMENT SYSTEMS
5828 S. 20 St.	House	DO09:0092-007	SETTLEMENT SYSTEMS
6315 S. 15 St.	House	DO09:0089-006	SETTLEMENT SYSTEMS
6525 Railroad Ave.	Service Station	DO09:0088-001	TRANSPORTATION
6802 S. 13 St.	Commercial Building	DO09:0087-001	COMMERCE
East side of S. 13 St. between U St. and Y St.	Mt. Vernon Gardens	DO09:0091-001	DIVERSION
East side of S. 13 St. between Washington St. and Harrison St.	Mandan Park	DO09:0089-002	DIVERSION
S. 22 St. between Q St. and Railroad Ave	Brick Street	DO09:0094-003	TRANSPORTATION



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# Glossary of Architectural Styles and Survey Terms

**Art Moderne Style** (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

**Association.** Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

**Balloon frame.** A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

**Bay window.** A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

**Boom-Town** (circa 1850-1880). See false-front.

**Brackets.** Support members used under overhanging eaves of a roof, usually decorative in nature.

**Building.** A building is erected to house activities performed by people.

**Bungalow/Craftsman Style** (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

**Circa, Ca., or c.** At, in, or of approximately, used especially with dates.

**Clapboard.** Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

**Column.** A circular or square vertical support member.

## Glossary

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**Commercial Vernacular Style** (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

**Contributing** (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.



*Example of Commercial Vernacular Style*

**Contributing** (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

**Cross-Gable** (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

**Design.** Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

**Dormer.** A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

**Dutch Colonial Revival Style** (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

**Eclectic Style** (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.



*Example of Cross Gable building form*



*Example of Dormer*

**Elevation.** Any single side of a building or structure.

**Eligible.** Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

**Evaluation.** Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

**Extant.** Still standing or existing (as in a building, structure, site, and/or object).

**False-front** (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

**Feeling.** Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

**Fenestration.** The arrangement of windows and other exterior openings on a building.

**Foursquare Style** (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

**Front Gable** (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

**Gable.** The vertical triangular end of a building from cornice or eaves to ridge.

**Gabled Ell** (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.



*Example of Gabled Ell building form*

**Gable end.** The triangular end of an exterior wall.

**Gable roof.** A roof type formed by the meeting of two sloping roof surfaces.

**Gambrel roof.** A roof type with two slopes on each side.

**High Victorian Gothic** (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.



*Example of Front Gable building form*

**Hipped roof.** A roof type formed by the meeting of four sloping roof surfaces.

**Historic context.** The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

**Integrity.** Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period. (See Chapter 3, Research Design.)

**Italianate Style** (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

**Keystone.** A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

**Late Gothic Revival Style** (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

**Location.** Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

## Glossary

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**Materials.** Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

**Mediterranean Revival** (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

**Multiple Property Nomination.** The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

**National Register of Historic Places** (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

**National Register of Historic Places Criteria.** Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

**Neo-Classical Style** (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

**Noncontributing** (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

**Noncontributing** (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

**Object.** An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

**One-story Cube** (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

**Period of Significance.** Span of time in which a property attained the significance for which it meets the National Register criteria.

**Pony truss bridge** (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

**Portico.** A covered walk or porch supported by columns or pillars.



*Example of One Story Cube building form*



**Potentially eligible.** Properties that may be eligible for listing on the National Register pending further research and investigation.

**Property.** A building, site, structure, and/or object situated within a delineated boundary.

**Property type.** A classification for a building, structure, site, or object based on its historic use or function.

**Queen Anne Style** (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.



*Example of Side Gable building form*

**Setting.** Quality of integrity applying to the physical environment of a historic property.

**Shed roof.** A roof consisting of one inclined plane.

**Side Gable** (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

**Significance.** Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

**Site.** The location of a prehistoric or historic event.

**Spanish Colonial Revival Style** (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

**Structure.** Practical constructions not used to shelter human activities.

**Stucco.** A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

**Tudor Revival Style** (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

**Turret.** A little tower that is an ornamental structure and projects at an angle from a larger structure.

**Two-story Cube** (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

**Vernacular.** A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

**Workmanship.** Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

All images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).